

The Mysak Report

WINTER 2007

Page 1

THINKING GREEN!!

Becoming a 'green' building can now identify you and your property as environmentally friendly, and can make you a first choice for potential tenants. Energy efficient buildings can be attractive for both owners and renters.

When considering 'green' options, think of:

- dual flush, water conserving toilets
- low flow showerheads
- light fixtures that use energy conserving light bulbs (Each compact fluorescent bulb can save over \$30 in hydro costs over it's

lifetime, as well as lasting 10 times longer than the traditional incandescent light bulb)

- timers for lights in common areas such as hallways.

ASBESTOS ALERT

All buildings, excepting those that are owner-occupied residences, are required to have an asbestos survey and plan by November 1, 2007. Ontario Regulation 278/05 mandates the above and also provides instructions regarding sampling and analysis. The survey is to be updated every year.

NO SMOKING - NOT YET!!

Although many tenants would like the choice to live in smoke-free buildings, this is not yet a tenable option for apartment owners to offer.

At this point, banning smoking in apartments would likely violate the *Charter of Rights* and would not be enforceable.

The current provincial law in Ontario does not allow a rental apartment owner to enforce a no-smoking clause in their lease because the landlord is not entitled to evict a tenant who violates such a clause.

FOR SALE



TORONTO EAST, 12 units in "Little India" 8% CAP & VTB Only \$995,000

FOR SALE



KITCHENER, 23 units, very clean, 6.2% cap rate, asking \$1,595,000

FOR SALE



HAMILTON, 32 units, pride of ownership, 6.6% CAP, \$1,750,000

**CALL NOW FOR A FREE,
NO OBLIGATION MARKET
EVALUATION**

Joe Mysak

Office: 416-767-5500 ext. 22 **Toll Free:** 1-877-382-5500

Fax: 416-760-7878 **Email:** joe@mysakrealty.com

Website: www.MysakRealty.com

Industry Professionals

Real Estate Lawyer

Bill Zyla, B.A., L.L.B.
Mitchell, Bardyn & Zalucky
416-234-9111 ext. 227

Customer Driven

MIDTOWN Honda
Richard Macdonald
Business Manager
416-789-4101

Accountant

Sandy M. Feld, B.Comm.
3089 Bathurst St. Suite 319
Toronto, ON M6A 2A4
416-789-4846

FOOD FOR THOUGHT

from the "silver fox", Carlos Fernandez

"If your ship doesn't come in, swim out to it"

Jonathan Winters

"It's not hard to make decisions when you know what your values are"

Roy Disney

"Luck is when opportunity knocks, and you answer"

Anonymous

Matt Mysak, Broker of Record

- Dedicated to Investment & Apartment Building Sales Since 1972
- Certified member of Industrial, Commercial & Investment Council

Joe Mysak, Sales Representative

- "Rookie of the Year" Award

Elizabeth Kaupe, Sales Representative

Ashley Lapier, Office Manager

Melissa Pinto, Reception & Research Department

FOR SALE



TORONTO BEACHES 16 res. units + 3 stores. 6.4% CAP \$2,150,000.

FOR SALE



TORONTO MIMICO, 11 units, large lot, one owner. Only \$1,099,000

FOR SALE



TORONTO HIGH PARK, 9 units, one owner, walk to lake. \$899,000

FOR SALE



OSHAWA, 6 units, extremely clean, 7% CAP, just reduced to \$560,000.

SOLD* in FALL 2007

89 Stanley Ave.	Etobicoke	6 units	725,000
45 Maple St.	Uxbridge	6 units	565,000
57 Tenth St.	Etobicoke	9 units	890,000
111 Craydon Rd.	Whitby	11 units	700,000
116 Robinson St.	Hamilton	12 units	631,000
16-20 Church St.	Brampton	17 units	1,087,500
76-78 Borden Pkwy.	Kitchener	28 units	2,400,000
1745 Bloor St. E.	Mississauga	109 units	9,499,000

* Source of info RealTrack Inc.

Our Mission Statement

We are a powerfully united team, passionately committed to helping our clients achieve their real estate goals, by telling them the truth and through our proven non-traditional selling methods, dedicated to investment properties.

Mysak Realty Inc. Brokerage
 2358A Bloor St. W.
 Toronto, ON M6S 1P3
 Office: 416-767-5500
www.MysakRealty.com